

## REPORT OF THE COMMITTEE ON ZONING AND BUILDING

May 7, 2008

The Honorable,  
The Board of Commissioners of Cook County

### ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin, Maldonado, Moreno, Peraica, Quigley, Schneider, Sims and Steele and Suffredin (17)

Absent: None (0)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

### SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 273395 DOCKET #7969 - GIUSEPPINA SPEDALE, JOSEPH P. ROMANO AND FRANCESCA D. ROMANO, Owners, 8339 Oketo, Niles, Illinois 60714, Application (No. A-05-04; Z05161). Submitted by Dr. Samir Suleiman, 7617 West Belmont Avenue, Elmwood Park, Illinois 60707. Seeking a MAP AMENDMENT in the R-5 Single Family Residence District to the C-1 Restricted Business District for a one story medical building (if granted, under companion SU-05-09) in Section 14 of Maine Township. Property consists of approximately .42 of an acre located on the west side of Greenwood Avenue, approximately 112 feet south of Davis Street in Maine Township, County Board District #9. Intended use: One story medical building. **Recommendation: That the applicant be granted a one year extension of time.**
- 273396 DOCKET #7970 - GIUSEPPINA SPEDALE, JOSEPH P. ROMANO AND FRANCESCA D. ROMANO, Owners, 8339 Oketo, Niles, Illinois 60714, Application (No. SU-05-09; Z05162). Submitted by Dr. Samir Suleiman, 7617 West Belmont Avenue, Elmwood Park, Illinois 60707. Seeking a SPECIAL USE in the C-1 Restricted Business District (if granted, under companion A-05-04) for a one story medical building in Section 14 of Maine Township. Property consists of approximately .42 of an acre located on the west side of Greenwood Avenue, approximately 112 feet south of Davis Street in Maine Township, County Board District #9. Intended use: One story medical building. **Recommendation: That the applicant be granted a one year extension of time.**

**Commissioner Goslin, seconded by Commissioner Butler, moved the approval of Communication Nos. 273395 and 273396. The motion carried.**

### SECTION 2

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use on certain property described therein:

- 290815 DOCKETS #8350 & #8360 - LUDWIG FARM CORPORATION, Nancy and Howard Ludwig, Owners, 13305 West 131st Street, Lemont, Illinois 60439, application (No. MA-07-05; Z07089). Submitted by same. Seeking a MAP AMENDMENT Docket #8360 reclassification of property from the R-3 Single Family Residence District and the C-8 Intensive Commercial District to the R-6 General Residence District and the C-4 General Commercial District and Docket #8350 requests a SPECIAL USE in the R-6 General Residence District and C-4 General Commercial District for a Planned Unit Development of 127 single family homes, 108 attached single family homes (townhomes) and 4.65 acres of commercial use (if granted under companion SU-07-09) in Section 35 in Lemont Township. Property consists of 122.42 acres, located on the north side of 131st

Street, approximately 2,800 feet west of Bell Road in Lemont Township, County Board District #17. Intended use: 127 single family home sites and 108 attached single family (townhouse) units. **Recommendation: That the application be granted.**

**Village of Lemont filed a written Resolution of Protest.**

The Cook County Zoning Board of Appeals to whom said application was referred, submitted a Communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

**Commissioner Gorman, seconded by Commissioner Steele, moved the approval of Communication No. 290815.**

**Commissioner Peraica called for a Roll Call, the vote of yeas and nays being as follows:**

**ROLL CALL ON MOTION TO APPROVE COMMUNICATION NO. 290815**

Yeas: Chairman Silvestri, Vice Chairman Murphy and Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin, Maldonado, Moreno, Peraica, Quigley, Schneider, Sims, Steele and Suffredin (17)

Nays: (0)

**The motion to approve CARRIED unanimously.**

**SECTION 3**

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

293911      DOCKET #8397 – M. & L. NICCHIA, Owners, Application (No. V-08-18): Variation to reduce lot area from 40,000 square feet to 20,000 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); and reduce corner side yard setback from 25 feet to 15 feet for a new single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the northwest corner of Oneida Drive and Algonquin Drive in Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:      Several neighbors objected to the house being too large for the neighborhood, even though the applicant met all floor area ratios.

Department of Public Health Approval #16607

293912      DOCKET #8406 – F. MASELLIS, Owner, Application (No. V-08-27): Variation to reduce left side yard setback from 15 feet to 9 feet (existing); reduce right side yard setback from 15 feet to 9.75 feet (existing); and reduce rear yard setback from 50 feet to 38 feet for a sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the west side of Lakeside Drive, approximately 101 feet south of Bayer Drive in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:      None

293913      DOCKET #8407 – M. SZKODON, Owner, Application (No. V-08-28): Variation to reduce right side yard setback from 10 feet to 5 feet; reduce left side yard setback from 10 feet to 3 feet; and increase the floor area ratio from .40 to .50 for a new single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the north side of West 72nd Street, approximately 103 feet east

of Nottingham Avenue in Stickney Township, County Board District #11.  
**Recommendation: That the application be granted.**

Conditions: None

Objectors: None

293914      DOCKET #8408 – E. SAAVEDRA, Owner, Application (No. V-08-29): Variation to reduce front yard setback from 30 feet to 24 feet (existing); reduce rear yard setback from 40 feet to 36 feet; reduce the distance between the principal detached garage from 10 feet to 5 feet; and reduce the left interior side yard setback from 10 feet to 4.67 feet (existing) for a new addition to the single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of North Roy Avenue, approximately 68 feet North of Diversey Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

293915      DOCKET #8409 – R. JANUSZ, Owner, Application (No. V-08-30): Variation to reduce left side yard setback from 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.41 of an acre, located on the south side of Hill Street, approximately 225 feet west of North Lee Street in Wheeling Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

293916      DOCKET #8410 – T. & A. RUSSELL, Owners, Application (No. V-08-31): Variation to reduce right side yard setback from 10 feet to 7.6 feet (existing) for a 2nd story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.41 of an acre, located on the north side of Gregory Street, approximately 75 feet east of North Lee Street in Wheeling Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

**Vice Chairman Murphy, seconded by Commissioner Daley, moved the approval of Communication Nos. 293911, 293912, 293913, 293914, 293915 and 293916. The motion carried. Commissioner Peraica voted No on Communication No. 293911.**

#### **SECTION 4**

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

293917      DRS. KIRK E. AND SANDRA E. KELLY-HARRIS, Owners, 3712 River Road, Hazel Crest, Illinois 60429, Application (MA-08-02; Z08043). Submitted by same. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District for one (1) existing single family residence and two (2) proposed new single family residences in Section 11 of Rich Township. Property consists of 1.5 acres located on Lot 12 in Block 4 in Grover C. Elmore and Company's Crawford Avenue Farms, being a Subdivision of the north half (N 1/2) of the Northwest Quarter (NW 1/4) in Section 11, Township 35 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois. Property also known as 3759 192nd Street, Homewood, Illinois in Rich Township. Intended use: The buildings will be used for personal purposes such as storage of personal belongings, vehicles, etc.

293918            9549 OAK PLACE DEVELOPMENT, LLC, Owner, 9550 Sergo, Suite 190, McCook, Illinois 60525, Application (No. MA-08-01; Z08036). Submitted by Western Springs National Bank and Trust, 4456 Wolf Road, Western Springs, Illinois 60558. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-6 General Residence District, and, if granted, a companion variance to reduce front yard setback from the minimum required 30 feet to 20 feet and to increase floor area ratio from the maximum allowed .60 to .70 for eight (8) townhomes with two (2) car garages in Section 10 of Maine Township. Property consists of .53 of an acre, located on the north east corner of Lyman Avenue and Harrison Street in Maine Township. Intended use: Eight (8) Townhomes with two (2) car garages.

**Vice Chairman Murphy, seconded by Commissioner Butler referred the following New Applications Communication Nos. 293917 and 293918 to the Zoning Board of Appeals. The motion carried unanimously.**

**Commissioner Butler, seconded by Commissioner Beavers moved to adjourn. The motion carried and the meeting was adjourned.**

Respectfully submitted,  
Committee on Zoning and Building

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Peter N. Silvestri, Chairman

Attest:

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Matthew B. DeLeon, Secretary